

City Hall Blue Ribbon Committee

Meeting #3 October 29, 2020

- City Hall Operations
- Financial Expectations
- Regional Real Estate Market
- Community Engagement

Operations & Maintenance

2018 Facility Conditions Assessment

- Maintenance projects for next 20 years
- \$1.3M in total estimated costs





Prepared for:

City of Milwaukie 6101 Southeast Johnson Creek Boulevard Milwaukie, Oregon 97206-0641

FACILITY CONDITION ASSESSMENT

Milwaukie/City Hall and Miscellaneous Buildings Main, 37th, Harrison, 40th and Harvey Milwaukie, Oregon 97222

Date of Report

June 27 2018

PREPARED BY:

EMG 10481 Mill Run Circle, Suite 1100 Owings Mills, Maryland 21117 800.733.0680 www.EMGcorp.com

EMG Project Number: 131043.18R000-001.322

EMG CONTACT:

Brian Vickers
Senior Engineering Consultant
800.733.0660 x6243
bvickers@emgoorp.com

On Site Date: March 19, 2018

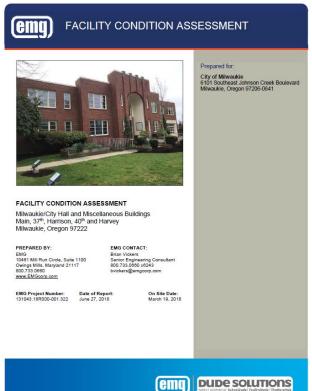




Operations & Maintenance

2018 Facility Conditions Assessment

- Parking Lot \$80k
- Boiler \$35k
- Roof \$65k
- Elevator 150k
- ADA Bathrooms \$5k





Operations & Maintenance

Budget:

\$80k per year for maintenance

\$100k per year in Facilities staffing

Total of \$180k per year





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DUDE SOLUTIONS



City Financial Expectations

Sale of City Hall

- Sell for appraised value and/or
- Consider property-value write down for specific public benefits



City Financial Expectations

Lease of City Hall

- NNN Lease Tenant pays all expenses including maintenance, real estate taxes and insurance
- Long term lease



Deed Restriction

• 1937 Deed

This conveyance however is made subject to the following condition;— That the City of Milwaukie shall keep and maintain the above described premises as a public park, for the use of the public under such proper rules as it may establish; and that the said premises shall be ______suitably landscaped and City of its successors shall fail to maintain the same as a public park; or shall fail to suitably landscape or care for the same as a public park; then said premises shall revert and revest in the grantor herein, or to its successors.



Deed Restriction

- Nov 2019 North Clackamas School District Meeting
 - City asked the School District for a Quitclaim Deed
 - City shared about the public engagement process



Break?



Regional Real Estate Market

Jerry Johnson
 Johnson Economics



CHBRC Schedule

JUL 2020	Meeting #1 - Site History, Charter, Public Engagement
SEP 2020	Meeting #2 – Historic Preservation
OCT 2020	Meeting #3 – Operations and Maintenance Budget, Financial Goals and Constraints, Milwaukie Real Estate Market
NOV – DEC 2020	Public Engagement Activity #1 – Values November 16 – December 18
DEC 2020 /JAN 2021	Meeting #4 – Review Public Engagement Findings & Draft Goals
JAN - FEB 2021	Public Engagement Activity #2 – Draft Goals
FEB 2021	Meeting #5 – Draft Goals for recommendation to City Council, Select members for RFP review committee
MAR 2021	City Council Meeting – Present Draft Goals
SPRING 2021	City Council Meeting – Hearing, Declare Property Surplus, Resolution to set RFP goals





City Hall Open House

- Project background
- Timeline
- Building Tour and Site History
- Questions
 - What is your vision for a new use for City Hall?
 - What does a successful new use look like?
 - Share a favorite story or memory of City Hall
 - What is most important to you?
 - Is there anything else you'd like to share with City Hall project team?

City Hall Open House

Promotion:

- 11/9 Hector Campbell NDA
- 11/9 Historic Milwaukie NDA
- 11/11 Lake Road NDA
- 11/11 Lewelling NDA
- 11/12 Linwood NDA
- 11/18 Island Station NDA
- 11/23 Ardenwald-Johnson Creek NDA
- 11/24 Planning Commission
- 11/25 PARB
- 11/25 Arts Committee
- 12/2 Design Landmarks Committee



